AP MORGAN



Old Birmingham Road, Lickey, Birmingham

Asking Price £775,000

Features:

- Five bedrooms, one currently used as a dressing room
- One bathroom plus a downstairs WC
- Open-plan kitchen/diner with island and ample storage
- Well-fitted modern kitchen
- Separate utility space for laundry and household clutter
- Lounge with log burner and bay window
- Conservatory offering extra living or work space
- Spacious rear garden and large driveway

Description:

Space for everyone. Room for everything. A Lickey address that ticks every box.

Five bedrooms. A kitchen island made for gathering round. A log burner for the colder months and a garden for the warm ones. This detached family home on a sought-after road in Lickey has the lot, and it sits close to everything you need.

Our agents say...

Great family homes on roads like this do not come up often. This one is a cracker.

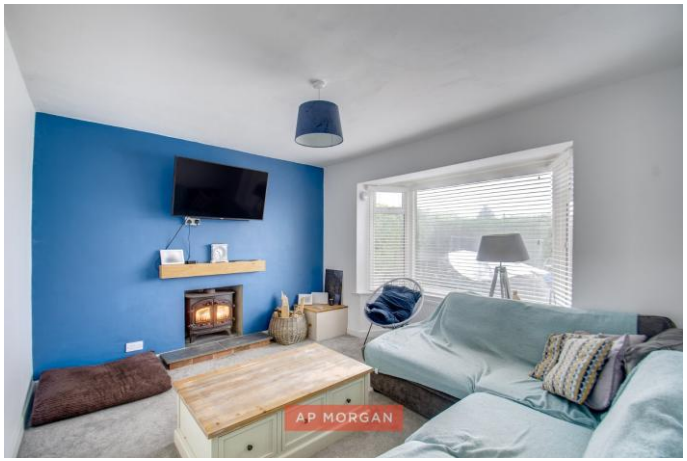
Start in the kitchen/diner. It's open-plan, modern and properly well fitted, with a kitchen island that will quickly become the heart of the house. It's where the homework gets done, the morning toast gets made and everyone ends up at parties. And the storage? There's loads of it. Your worktops will thank you.

Need to keep the chaos under control? The separate utility space handles the muddy boots and the laundry mountain, and the downstairs WC saves the morning bathroom queue.

Then there's the lounge. A log burner and a bay window make this the kind of room you sink into on a winter evening. Light pours in through the bay in the daytime. The burner takes over once the sun goes down. Beyond that, the conservatory gives you a bonus space to use however you like. Think morning coffee, a play area, a reading nook or a home office.

Upstairs, five bedrooms mean everyone gets their own space. One is currently a dressing room, and it's a lovely use of the space, but it's easy to switch it back to a bedroom, a nursery or a study. You decide.

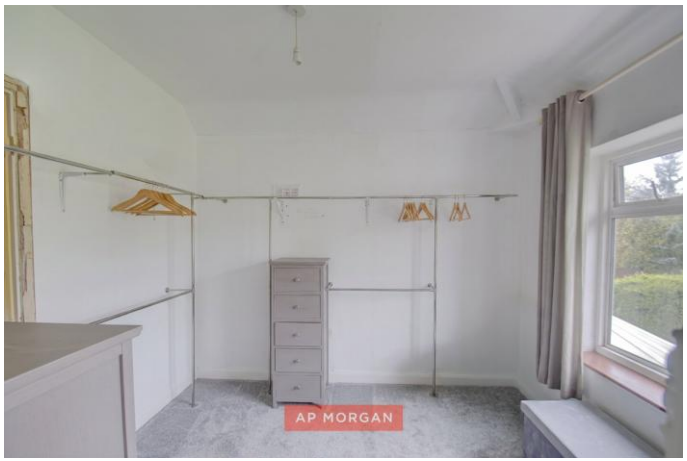












Outside, the spacious rear garden is made for summer barbecues, a kickabout with the kids or a lazy Sunday with the paper. The large driveway means no more juggling cars on the road when friends come round.

And the location? It's hard to beat. You're on a popular road with everyday amenities close by, and the Lickey Hills are on your doorstep for weekend walks.

Want to see it for yourself? Get in touch with the AP Morgan team today and we'll arrange a viewing.

Details:
Entrance Hall

Lounge *3.32 x 3.87*

Kitchen/Diner *8.33 x 3.93*

Utility *2.01 x 1.69*

Storage *1.61 x 2.55*

Conservatory *3.05 x 3.75*

WC

First Floor Landing

Bedroom One *3.28 x 3.96*

Dressing Room *2.85 x 2.36*

Bedroom Two *3.32 x 3.44*

Bedroom Three *3.89 x 2.33*

Bedroom Four *3.33 x 2.33* Max

Bathroom *2.25 x 2.36*

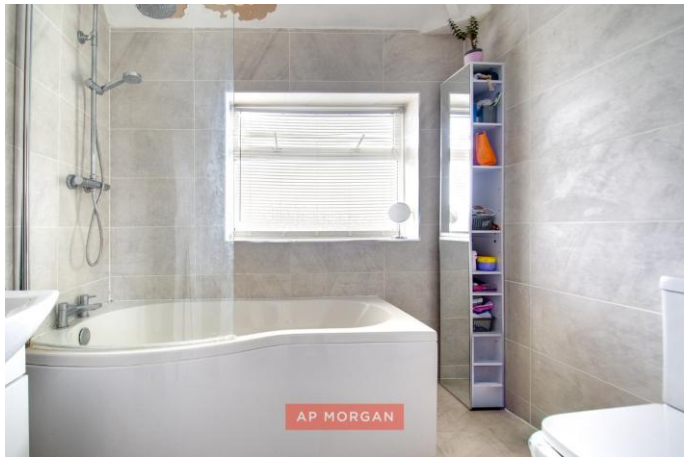
EPC Rating: D
Council Tax Band: E (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.













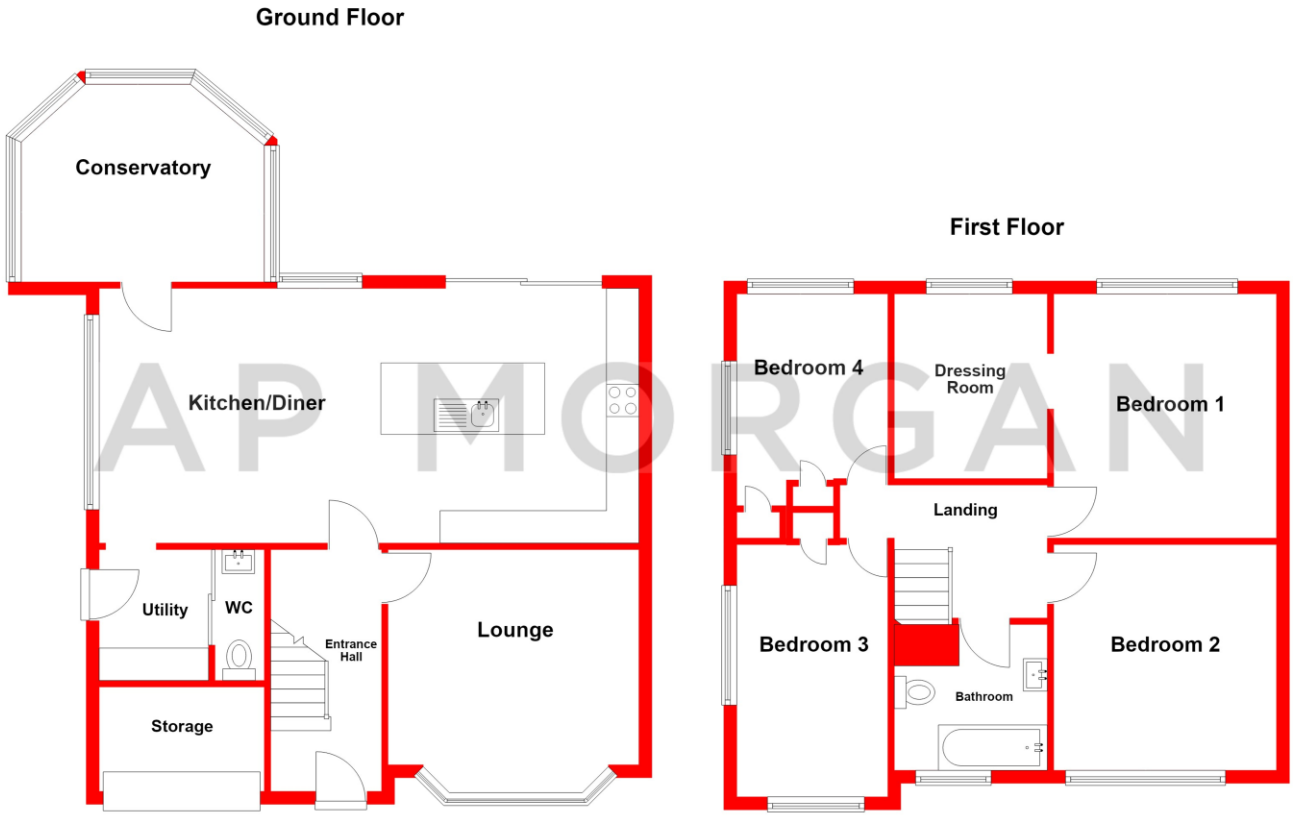
How can we help you?

Need a mortgage?
We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 135.8 sq. metres (1461.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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